



18 Evergreen Way, Stourport-On-Severn, DY13 9GH

We are delighted to offer To Let this modern style apartment which is located on this popular development on the Hartlebury side of Stourport and offers easy access to the local transport links, road networks, Hartlebury Common and Town Centre. Situated on the first floor of a block containing only two apartments, the accommodation on offer briefly comprises an approximate 18' lounge diner, kitchen, master bedroom with ensuite, second bedroom and a bathroom. It also has the significant benefit of a garage, allocated parking space, gas central heating and double glazing. An internal inspection is required to avoid missing out.

EPC band C.
 Council Tax - Band B.

£900 PCM

Tenant Fees

Tenant Fees Schedule for (AST's) Signed on or after 1st June 2019

Holding Deposit (per tenancy) One week's rent. This is to reserve a property. Please note: This will be withheld if any relevant person (including any guarantor(s)) withdraws from the tenancy, fail a right-to-rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and /or Deed of Guarantee) within 15 calendar days (or other deadline for agreement as mutually agreed in writing).

Security Deposit (per tenancy. Rent under £50,000 per year). Five weeks rent. This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy. Rent of £50,000 or over per year). Six weeks rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent. Interest at 3% above the bank of England base rate from rent due date until paid in order to pursue non-payment of rent. Please note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other security device(s). Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord and other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security devices.

Variation of Contract (Tenants Request). £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlords instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request). £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request). Should a tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be more that the maximum amount of rent outstanding on the tenancy.

Council Tax

Wyre Forest DC - Band B.

Communal Entrance

Communal entrance door opening to the communal hall with stairs to the floors above with apartment being located on the first floor, PLUS access to the garage.

Apartment Entrance Door

Opening to the hall.

Hall

With doors to the lounge diner, kitchen, both bedrooms, and bathroom, plus storage cupboards, radiator, and coving to the ceiling.

Lounge Diner

18'8" x 11'1" (5.70m x 3.40m)



Being dual aspect with a double glazed window to the rear, double glazed double doors with side panels and Juliet Balcony to the front, two radiators, and coving to the ceiling.

Kitchen

8'10" x 7'10" (2.70m x 2.40m)



Fitted with wall and base units having a complementary worksurface over, single drainer sink unit with mixer tap, built in oven and hob with stainless steel splashback and hood over, integrated fridge-freezer, slim-line dishwasher, microwave, and washer-dryer, concealed wall mounted boiler, tiled splash backs, inset spot lighting, tiled flooring, radiator and double glazed window to the rear.

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Bedroom One

11'1" x 10'5" (3.40m x 3.20m)



With a double glazed window to the rear, radiator, door to the ensuite shower room, and built in wardrobe with sliding doors.

Ensuite Shower Room



Fitted with a shower enclosure with tiled surround, pedestal wash basin, w/c, radiator, part tiled walls, tiled flooring, and double glazed window to the rear.

Bedroom Two

11'1" max, 7'10" min x 7'10" max, 5'6" min (3.40m max, 2.40m min x 2.40m max, 1.70m min)



Having double glazed double doors with side panels and Juliet Balcony to the front, and radiator.

Bathroom



Having a bath with tiled surround, pedestal wash basin, w/c, part tiled walls, double glazed window to the front, extractor fan, and radiator.

Outside

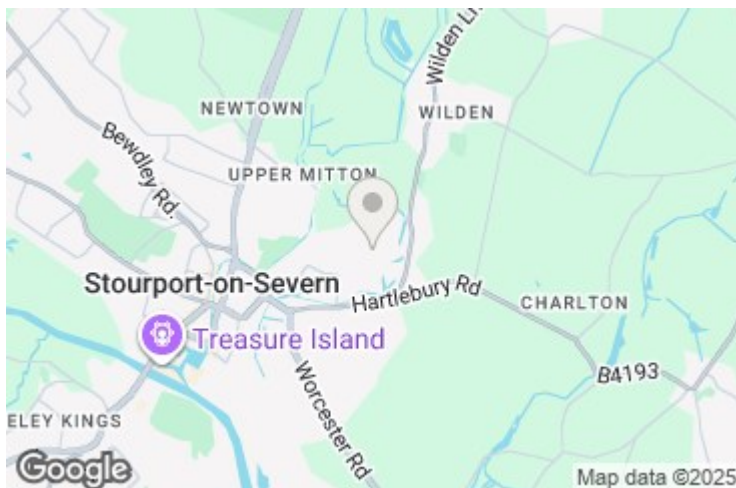


Having an allocated parking space.

Garage



Having an up and over door, and access door leading to the communal hall.



Evergreen Way



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 